

**THE RHODE ISLAND CONVENTION CENTER AUTHORITY  
BOARD OF COMMISSIONERS  
CONVENTION CENTER COMMITTEE MEETING**

**October 26, 2010**

**A meeting of the Convention Center Committee of the Rhode Island Convention Center Authority Board of Commissioners was held on October 26 2010, pursuant to notice at the Rhode Island Convention Center Boardroom, One Sabin Street, Providence, Rhode Island.**

**Board members present were Committee Chairman, Dale Venturini, Dave Duffy, Jeff Hirsh, Paul MacDonald and Bernie Buonanno.**

**Also in attendance were Jim McCarvill, Betty Sullivan and Kim Keough, RICCA; Tim Muldoon, John McGinn and Arlene Oliva, Deb Tuton, Nancy Beauchamp, RICC; Martha Sheridan, Neil Schriever and Kristen Adamo, PWCVB; Larry Lepore, Cheryl Cohen, and Jodi Duclos, DDC; Steve Habl, VMA; Lynn Singleton, PPAC; Bruce Leach, Legal Council and Eileen Smith, recording secretary.**

**Mr. Hirsh called the meeting to order at 1:35 PM. Mr. Hirsh asked for a motion to approve the minutes of the September Convention Center Committee meeting.**

**Upon a motion duly made by Mr. MacDonald and seconded by Mr. Duffy it was unanimously**

**VOTED:           to approve the minutes of the September meeting.**

**Mr. Muldoon reported that the numbers for September were not as good as expected due in part to an event that had been budgeted that didn't happen and the timing of other events. He said that October looks strong. Mr. Duffy inquired if Mr. Muldoon anticipates a good long range forecast. Mr. Muldoon said that he thinks that the Convention Center will reach this year's goal. Mr. Muldoon reported that he has had conversations with Macy's regarding parking for their employees during the Holidays. He stated that a special rate will be offered in order to free up space in the Mall for shoppers. Mr. Butler asked if there had been any problems following the Phish concert. Mr. Muldoon said that the Garage was very full and there were some delays emptying onto the street. Mr. Muldoon said that the pedestrians trying to cross the street cause a backup exiting the Garage. He stated that it can't be helped and that most people are patient. Mr. Butler asked if we should have a police detail for those situations. Mr. Muldoon said that we normally have a detail but if we did not on that occasion we did not do our job. He assured Mr. Butler that he would look into it.**

**Mr. Muldoon reported that an RFP had been issued for a firm to make necessary repairs to the building's façade. Mr. Hirsh noted that the Convention Center Committee had voted to recommend the Board approve CAL Restoration to complete the repairs to the façade. Mr. Duffy asked for a motion to accept the Committee's recommendation.**

**Upon a motion duly made by Mr. MacDonald and seconded by Mr. Butler it was unanimously**

**VOTED: to accept the Convention Center's recommendation to award the contract to repair the façade to CAL Restoration.**

**Mr. Butler asked about the timing of the project. Mr. Muldoon said that it had been brought to his attention by a customer survey that the building was in need of some repairs. Mr. Duffy informed the Board that we have not received renewal and replacement money since 2006. Mr. McCarvill explained that in the past, funding renewal and replacement was included in our bond documents. He said that when the bonds were refunded that clause was not included. He said that is imperative that our renewal and replacement account is replenished. Mr. Muldoon noted that the building is getting older and we have to focus on upkeep.**

**Mr. McCarvill reported that we had received a report from a consultant concerning solar energy panels to be erected on the Convention Center Garage roof.. He said that we could produce 2.5 mega watts and that it may be a project that we should pursue. Mr. McCarvill noted that grant money may be available. Mr. MacDonald asked why the Dunk was not included. Mr. McCarvill said that the Dunk needs an entire new roof. Mr. Duffy commented that a new roof for the Dunkin' Donuts Center is another reason to get renewal and replacement funds.**

Mr. Hahl reported on the VMA. He noted that the theater has 117 events have been confirmed for this year. Mr. Hahl noted that the building will go off line in June following graduations. Mr. Hahl stated that renovations will take place during the Summer. Ms. Carter said that she understood that there was a group that wanted to rent the space during that time. Mr. Hahl stated that the potential rental is in January. Mr. Hahl reported that interest in Curt Shilling and the Band of Brothers is picking up. He said that Ms. Keough is working hard to get the public's attention for what should be a very nice event.

Mr. McCarvill reported that Mr. Leach is working on the contract with Newport Collaborative. Mr. McCarvill noted that we had issued an RFP for Pre-Construction Manager. He said that four responses were received and that the lowest bidder was Dimeo Construction. Mr. McCarvill stated that Dimeo's bid was \$19,800 for 325 hours of pre-construction consulting. Mr. McCarvill explained that because it is a State building and under \$25 million we cannot use a Construction Manager. He said that a pre-construction manager to work with Newport Collaborative on a schedule and renovation plan would be helpful. He said that he would like to interview Dimeo to determine if the number of hours and fee are reasonable and get us to where we can manage the project on our own. Mr. Duffy said that we need to cap the fee at the bid amount. Mr. Duffy asked for a motion to approve the interview with Dimeo Construction for pre-construction consulting. Upon a motion duly made by Mr. Butler and seconded by

**Ms. Carter it was unanimously**

**VOTED: to approve the interview of Dimeo Construction by the VMA renovation team.**

**Ms. Carter reported that the Rhode Island Foundation is interested in bringing to the theater a diverse selection of events. In particular, Shakespeare for Kids and a mixed magic theater have been discussed. Mr. Habi reported that he is negotiating for Mahalia Jackson to perform in 2011.**

**Ms. Carter reported that new stationery art work has been received and will be ready for the rollout of the new logo. She stated that the VMAF is receiving support from Bank of America. Ms. Carter encouraged everyone to purchase tickets to see Sweet Honey in the Rock saying that she is sure that the performance will be enjoyed.**

**Mr. Buonanno asked Mr. McCarvill to explain again where the money is coming from for the renovations of the VMA. Mr. McCarvill said that the financing for the project will be in incremental payments from the State. Mr. Buonanno asked if our two other facilities have the same funding mechanisms for renewal and replacement. Mr. McCarvill said that they do not. He said that the VMA remains a State asset. He reiterated that the Dunkin' Donuts Center and the Convention Center have a renewal and replacement account that should be funded by the State under the terms of the lease.**

**Mr. Hirsh asked if there was any new business. Hearing none he asked for a motion to adjourn. Upon a motion duly made by Ms. Venturini and seconded by Mr. Duffy it was unanimously**

**VOTED: to adjourn at 2:02 PM**